

Meeting Agenda

Victorian Village Commission



Location: 111 N Front St., 2nd Floor, Room 204



Date: September 9, 2026



Time: 4:00pm

I. Call to Order (Chair)

- Next Business Meeting:
Wednesday, September 30, 2026 - 12:00pm (Noon)
111 N. Front St., 2nd Floor, Room 205
- Next Hearing:
Wednesday, October 14, 2026 - 4:00pm
111 N. Front St., 2nd Floor, Room 204
- Swear in Staff
- Introduction of Commissioners Present
- **Overview of Hearing Format**
- **Public Forum:**

II. Approval of Staff Approvals

III. Approval of Minutes from Last Meeting – [August 12, 2026 Staff Reports](#)

Applications for Certificates of Appropriateness

I. Staff Recommended Applications

1. [COA2600757](#)

[236-238 Collins Avenue](#)

Sandi Gregorio, CJE Restoration (Applicant)/ David Dawsey (Owner)

- MOVED TO STAFF APPROVAL

2. [COA2600875](#)

[1051 Hunter Ave.](#)

Wayne Hurt, Another Option Roofing LLC/Starr Hunter Investments LLC (Applicant/Owner)

- MOVED TO STAFF APPROVAL

II. Continued Applications

3. [COA2600642](#)

[721 N. High Street](#)

Spencer Alt (Applicant)/ SNP Diplomat LLC (Owner)

An application for construction of a pergola was approved at the March 2026 VVC hearing ([COA2600113](#)).

Exterior Alterations

- Revise previously approved pergola design to eliminate the front posts and install a cantilever design. Revision is to remove posts from the ROW.

The following is from the unapproved minutes of the August 12th, 2026 VVC hearing:
Commissioner Comments:

- *Commission asked if it is possible to have the upper post ends framed within the same plane as the pergola top in order to not be visible and retain a continuous horizontal line? Previously the posts were integrated into the canopy, creating a simple horizontal line, which are not interrupted by the posts. Recommended the applicant investigate if this can be integrated without raising up the pergola/covering building features.*
- *Commission asked if new foundations are needed to secure the cantilever design?*
- *Commission asked if the applicant could verify if there is a foundation beneath the louver system, to identify how large, whether this will be underground.*
- *Commission asked that the applicant include the ground items in the updated proposal, primarily the seating barrier to confirm this will work within the property boundaries and with the new design. Asked that the barrier be included on the site plan.*

III. New Applications

4. COA2600452

1101 North High Street

Eric Zartman, Underhill & Lodge LLC (Applicant)/ Suburban Centers Inc (Owner)

Variance Recommendation Request

- Zoning for this property was updated as part of Title 34 of the Zoning Code. Variances are needed to allow for the continued use as non-accessory commercial (paid) parking, and site adjustments are needed to be compliant with prior and current city code.
- Install accessible parking signage.
- Section E.20.100 – Uses, to permit non-accessory commercial parking as a principal use in the USR District.
- Section 34.E.20.070.G (On-site Parking, Setbacks), to reduce the minimum side street parking setback from 5 feet to 0 feet along the W. 4th Avenue right-of-way and to reduce the minimum front street parking setback from 24 feet to 8 feet along the N. High Street frontage.
- Section 34.E.20.070.G, footnote 2 (On-site Parking), to permit parking between the principal building and W. 4th Avenue for 29 spaces (6 spaces on the west side of the building, 12 spaces in the interior row directly north of the building, and 11 spaces in the perimeter row along W. 4th Avenue).
- Section 34.G.20.030.D.1 (Landscaping, Parking Lot Shade Trees), to reduce the parking lot shade tree and landscaping requirement to zero.
- Section 34.G.20.040.A.1 through 3 (Screening, Headlight Screening), to reduce the headlight screening requirement to zero.

Landscaping/Hardscape

- Remove spaces to allow vision triangle at the driveway, and to remove parallel spaces.
- Shift location of existing dumpster and grease container, and install screening.

5. COA2600867

632 Park St.

Melinda Shah, Schooley Caldwell/Columbus Museum of Art (Applicant/Owner)

Exterior Alterations

- Replace existing upper-level membrane roof with new membrane roofing.

- Replace existing (unapproved) south roof patio flooring with new patio flooring.
- Replace asphalt shingle portion of roof with either new standing seam metal or asphalt shingle.
- Cover existing box gutters, or reline box gutters.
- Replace half-round gutters with new half-round gutters.
- Install new Hardie-Board trim (smooth).
-

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:30 P.M.

6. [COA2600824](#)
[239-241 W. 1st Ave.](#)
Tyler Rogerson (Applicant)/Orin Property Management LLC (Owner)
This application is a result of a code violation.
Exterior Alterations
 - Replace two front three quarters light style wood doors with new craftsman style doors.
7. [COA2600858](#)
[1004 Hunter Ave.](#)
Michi Deringer, Pella of Columbus (Applicant)/Kyle Huntley (Owner)
Exterior Alterations
 - Replace front door and transom with new steel integrated door and transom.
8. [COA2600855](#)
[618 Hunter Ave.](#)
Kelly Kiehm and Sarah Blake (Applicants)/ 169 BRANDYWINE LLC (Owner)
This application is a result of a code violation.
Exterior Building Alteration
 - Installation of security light fixtures.
 - Installation of security camera.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:00 P.M.

9. [COA2600871](#)
[246 Collins Ave.](#)
Donald Damron (Owner)
This application was previously reviewed conceptually at the September 2025 ([COA2500931](#)), August 2025 ([COA2500777](#)), and May 2025 ([COA2500386](#)) VVC hearings.
Landscaping
 - Demolish back porch deck, privacy fence, pergola, 26' of retaining wall on the west edge of the property, per submitted documentation.
 - Alter landscaping including removal of a maple tree and Norway spruce.
 - Install two off street parking spaces to measure a maximum of 21' deep by 22' wide with 562 square feet of permeable pavers which will require a 26' curb cut, and two utility

shutoffs lowered to the proposed elevation, per submitted documentation. Including creating a curb cut and altering the retaining wall.

- New parking area to include electric vehicle supply equipment.
- Install new retaining walls to include blocks of the former wall as well as Versa-Lok blocks in Weathered Flagstone.
- 30" high retaining walls to be built on the north, east, and south of the parking area. North and east retaining wall to be 18' in length with the west wall 24' in length.
- Construct a picket fence and gates, per submitted documentation.

New Construction

- Back porch to be rebuilt to 5' wide by 17'-6" long by 8' wide. With a hip roof, railings, and skirting, per submitted documentation.
- Porch to be painted Benjamin Moore colors Lakeside Cabin, Copper Clay, and Painted Sands, per submitted documentation.

The following is from the minutes of the September 10th, 2025 VVC hearing:

Commissioner Comments:

- *The Commission suggested that the back porch railings be symmetrical to fit in with the remainder of the house.*
- *A section drawing of the porch is needed (from roof to grade, though through the foundation would also be helpful).*
- *Cut/product sheet for all materials need to be submitted.*
- *A section drawing of the retaining wall is needed along with details of how drainage is going to work and how the wall will be tied back.*
- *The Commission needs to see how the gutters tie into existing or proposed systems.*
- *A section of the parking pad is also needed.*
- *If EV parking station will still be proposed, then the cut/product information regarding that needs to be provided as well.*
- *The Commission will need to see where any replacement trees are located. They typically require a tree to be planted in the vicinity of where a tree is removed in order to preserve the tree canopy.*
- *A review for action should include the proposed landscape plan and photos.*
- *A site plan identifying the existing parking signs and parking spaces on the current plan then a separate plan with the updated locations would be helpful.*
- *Documentation of confirmation of parking by other City departments should also be included.*

IV. Staff Approved Applications

COA2600741

303-305 Wilber Avenue

Sandi Gregorio, CJE Restoration (Applicant) / 303-305 Wilber LLC (Owner)

Approve application COA2600741 303-305 Wilber Ave., as submitted with clarifications as noted:

- Replace roofing on the main roof with asphalt shingles per the approved roofing shingles list.
- Repair eaves/soffit/fascia to match; like-for-like.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper or synthetic underlayment on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Owens Corning

Style:

(standard 3-tab)

Color:

Estate Gray

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red" or "Gray."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red" or "Gray."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

Eave, Soffit & Fascia Repair

- Repair and or replace all damaged, deteriorated, and missing wood eave soffit and fascia on the as necessary with new wood of exact same profile and dimension; like-for-like.

COA2600755

231 W. Hubbard Avenue

Mariel Colman and Daniel Moore (Applicants)/(Owners)

Approve application COA2600755 231 W. Hubbard Ave., as submitted with clarifications as noted:

- Repair three wood windows.
- Repair/replace exterior casings and sills.
- Paint sashes and storm windows (SW 2257) "Goldmine"; paint sills and jambs (SW 2843) "Roycroft Brass".

Repair Windows

- Examine three double-hung windows per the submitted documentation, and make all necessary repairs to insure proper operation of upper and lower sashes.
- Any/all original wood windows are to be repaired in accordance with industry standards for wood windows.
- Repair all double-hung, wood windows as needed with new materials of exact same dimension and profile; like-for-like.
- Replace all damaged/broken glass panes as needed, to match existing in kind, like-for-like.
- Replace any/all damaged, deteriorated, and missing casing and/or sill with new wood of appropriate dimension and profile.
- Prepare, prime, and paint all casings and sills in accordance with industry standards. Paint sashes and storm windows (SW 2257) "Goldmine"; paint sills and jambs (SW 2843) "Roycroft Brass".

Repair / Replace Exterior Casings & Sills

- Replace any/all damaged, deteriorated, and missing casing and/or sill with new wood of appropriate dimension and profile.
- Prepare, prime, and paint all casings and sills in accordance with industry standards.

COA2600754

1150 Harrison Avenue

Aldo Carranza, Fence Company of Columbus (Applicant)/Amy Picknell and Matthew Malone (Owners)

Approve application COA2600754 1150 Harrison Ave., as submitted with clarifications as noted:

Install New Privacy Fence

- Remove the existing wood privacy fence and install a new six-feet high (6'H), wood privacy fence along the north, east, and south property lines in the rear yard, per the submitted site plan.
- Style of the new wood fence is to be selected from one (1) of the following appropriate options: a) Board-on-board, six feet high (6'H), straight-cut or dog eared (not stockade) wood fence-finished side out facing the neighboring properties (i.e. all stringers and posts placed on the inside); b) Board-on-board, six-feet high (6'H), straight-cut or dog-eared (not stockade) wood fence with vertical 1" x 6" boards placed on both sides of the stringers; or c) Board-on-board, six-feet high (6'H), wood fence with all straight-cut vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts.
- New fence to be installed on, or within the (north/east/south) property lines.
- Fence to be painted or stained within one (1) year. Stain to be opaque.

Tree Removal

- Remove the dead/damaged tree under 12" (inch) caliper in size per the submitted documentation.
- Tree removal to be done in accordance with standard industry practices to insure the safety of all neighboring properties and any/all workers involved.
- Remove the stump below grade to prevent new growth
- Haul away all debris.

COA2600669

167-169 W. Hubbard Avenue

Bruce Weston (Applicant)/(Owner)

Approve application COA2600669 167-169 W. Hubbard Ave., as submitted with clarifications as noted:

Install Handrail

- Install a new black metal handrail to the east side of the garage and the area with concrete steps per the submitted materials.
- Install using brackets to affix the handrail via the mortar joints and avoid any drilling or damage to the garage block/masonry.

COA2600711

1087 Dennison Avenue

Christopher Pettet, Scott Wesney Construction (Applicant) / Select Medical Property Ventures LLC (Owner)

Approve application COA2600711 1087 Dennison Avenue., as submitted with clarifications as noted:

Hardscaping

- Modify existing service walk located at the loading area/drive to the north of W. 3rd Avenue per the submitted materials.

COA2600763

40 Price Avenue

CK Construction (Applicant)/ Greenhouse Short North LLC (Owner)

Approve application COA2600763 40 Pirce Ave., as submitted with clarifications as noted:

Remove and Reinstall Panels

- To address sub framing issues of panels, remove and reinstall existing exterior panels.
- Reinstallation of panels to match like-for-like; with no changes to the building exterior.

COA2600784

804 Neil Avenue

Deborah Tavenner (Applicant)/ Deborah Tavenner A TR (Owner)

Approve application COA2600784 804 Neil Ave., as submitted with clarifications as noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color to match existing per the submitted custom paint color "Majestic Iceland".
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**

- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

Eave, Soffit & Fascia Repair

- Repair and or replace all damaged, deteriorated, and missing wood eave soffit and fascia on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.

COA2600557

238 Wilber Avenue

Michael Boyd (Applicant) / Julianne Taaffe and Michael Boyd (Owners)

Approve application COA2600557 238 Wilber Ave., as submitted with clarifications as noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper or synthetic underlayment on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
CertainTeed	(standard 3-tab)	Nickel Gray
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red" or "Gray."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red" or "Gray."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.
- Existing vents to remain.

COA2600795

1178 Harrison Avenue

Allison and Michael McPherson (Applicants)/(Owners)

Approve application COA2600795 1178 Harrison Ave., as submitted with clarifications as noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.

- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color of the main body to be "SW0046 "White Hyacinth", trim color to be "SW2812 "Rookwood Jade", accent color to be SW0016 "Billiard Green".
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

COA2600796

1011 Highland Street

Able Roof/Able Production (Applicant)/ Frederick Swards (Owner)

Approve application COA2600796 1011 Highland St., as submitted with clarifications as noted:
Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper or synthetic underlayment on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
Owens Corning	(standard 3-tab)	Estate Gray
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red" or "Gray."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red" or "Gray."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

COA2600819

1196 Neil Avenue

Suzi Wilkoff, 1196 Neil LLC/Inner Connections Holistic Center (Applicant)/ 1196 Neil Avenue LLC (Owner)

- Tuck-Pointing
- Clean Masonry

Tuck Pointing

- Check all mortar joints for soundness. All sound mortar to remain in place.

- Use hand tools to remove any/all loose mortar to a depth of 3/4". Moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint profile. New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings", available at <https://www.nps.gov/orgs/1739/upload/preservation-brief-02-repointing.pdf>).

Power Wash Spec

- Clean all unpainted masonry in accordance with industry standards and Columbus City Codes. Pressure is not to exceed 300 lb./p.s.i. and utilizing a broad fan tip. Should chemical cleaning be proposed by the owner or contractor or be determined to be necessary by Historic Preservation Office staff for paint removal of Previously Painted Masonry: the following procedure is required: Using the most diluted solution possible, perform a patch test by chemically cleaning a two foot by two foot (2' x2') section in the least visible location possible. Following the application of the approved cleaning solution, the entire area which has been treated is to be rinsed with water in accordance with the manufacturer's recommendations. If air pressure is needed for either the cleaning or the rinsing procedures, only a broad fan tip is to be used and the pressure is not to exceed 300 lb/psi. (Refer to Preservation Brief 1- "The Cleaning and Waterproof Coating of Masonry Buildings").

COA2600623

312 W. 3rd Avenue

Dennis Behm (Applicant)/(Owner)

Tree Removal

- To avoid further damage to the house and garage and insure public safety, remove the dead/damaged and invasive Bradford Pear tree at the front lawn area and the Black Walnut tree adjacent to the garage at the rear.
- Tree removal to be done in accordance with standard industry practices to insure the safety of all neighboring properties and any/all workers involved.
- Remove the stump below grade to prevent new growth
- Haul away all debris.
- Although replacement tree is normally encouraged, existing mature trees are already present in the front lawn area.

COA2600834

41 W. 2nd Avenue

Bill Wood (Applicant/Owner)

- Window Repair
- Porch Roof Repair

Window Repair

- Examine all windows on all elevations and make all necessary repairs to insure proper operation of upper and lower sashes.
- Any wood windows are to be repaired in accordance with industry standards for wood windows.
- Repair all double-hung, wood windows as needed with new materials of exact same dimension and profile; like-for-like.
- Paint to match SW7686 “Hinoki”.

Porch Roof Repair

- Replace any/all damaged and deteriorated metal flashing at the front porch with new metal flashing of appropriate dimension, as necessary.
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “Gray.”
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.

COA2600856

313 W. Hubbard Avenue

Alyse Goldberg, Bowden Fence Company (Applicant) / Zoraida and Ubaldo Soto (Owners)

Install New Privacy Fence

- Remove the existing wood privacy fence and gate and install a new six-feet high (6’H), wood privacy fence along the west property line in the rear yard, per the submitted site plan.
- Style of the new wood fence is to be selected from one (1) of the following appropriate options: a) Board-on-board, six feet high (6’H), straight-cut or dog eared (not stockade) wood fence-finished side out facing the neighboring properties (i.e. all stringers and posts placed on the inside); b) Board-on-board, six-feet high (6’H), straight-cut or dog-eared (not stockade) wood fence with vertical 1” x 6” boards placed on both sides of the stringers; or c) Board-on-board, six-feet high (6’H), wood fence with all straight-cut vertical boards installed with a top and bottom rail cap placed between the 4” x 4” wood posts.
- New fence and gate to be installed on, or within the west property line.
- Fence to be painted or stained within one (1) year. Stain to be opaque.

COA2600757

236-238 Collins Avenue

Sandi Gregorio, CJE Restoration (Applicant)/ David Dawsey (Owner)

Roofing and Skylights

- Install new skylights, and move existing skylight to new location per the submitted materials.
- Replace existing asphalt shingles with GAF Royal Sovereign in Nickel Gray from the approved roofing shingles list and following the ridge roll and venting requirements on the approved list.

COA2600875

1051 Hunter Ave.

Wayne Hurt, Another Option Roofing LLC/Starr Hunter Investments LLC (Applicant/Owner)
Exterior Alterations

- Replace rubber membrane on three flat roofs with standing seam metal roofing.
- Replace existing asphalt shingles with GAF Slateline shingles in English Gray or Weathered Slate colors from the approved roofing shingles list.

V. New Business

VI. Old Business

VII. Adjournment

Applicants or their representatives must attend this hearing for new and continued applications for Certificates of Appropriateness and Certificates of Approval. If applicants are absent it is likely that the application will be continued until the Commission's next hearing. Meeting Accommodations: It is the policy of the City of Columbus that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (614) 645-8871, or email zdjones@columbus.gov, at least three (3) business days prior to the scheduled meeting or event to request an accommodation.